



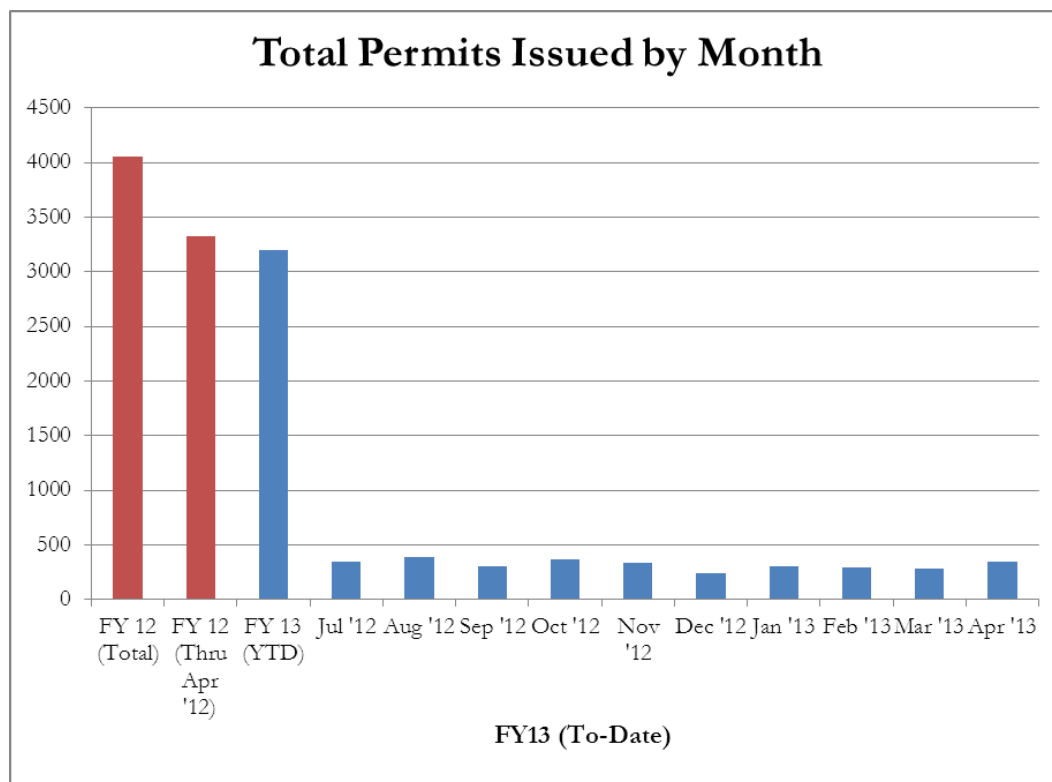
Community Planning and Development Services

Monthly Activity Report (through April 2013)

Building Permits

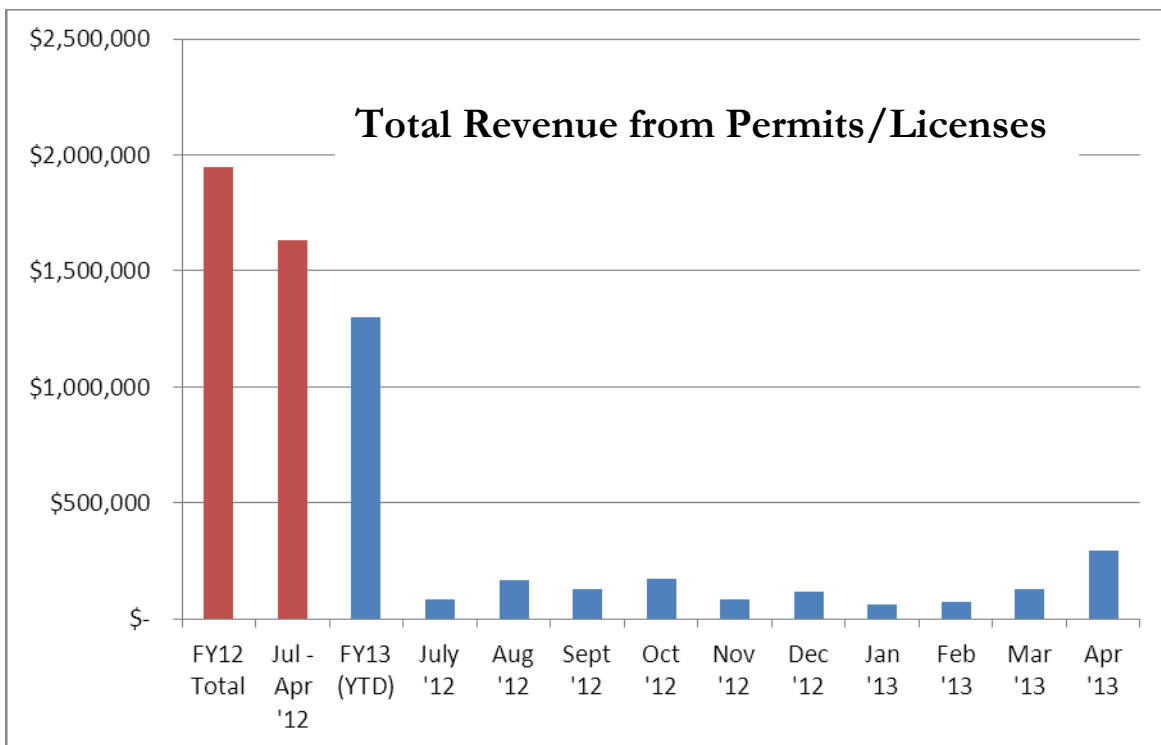
For the current fiscal year through April, we continue to stay generally on track with the number of permits issued during the same period last fiscal year. However the amount of revenue generated so far through those permits continues to be below last year's level.

	FY 12 (Total)	FY 12 (Thru Apr '12)	FY 13 (YTD)	Fiscal Year 2013 to date									
				Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12	Jan '13	Feb '13	Mar '13	Apr '13
Building Permits													
Residential/Commercial	771	634	638	59	112	69	83	58	43	47	59	39	69
Single-family	22	14	16	0	4	2	0	3	1	0	2	1	3
Demolition	11	10	8	0	2	0	1	1	0	0	0	0	4
Fire Protection	331	258	281	35	22	28	45	22	20	29	34	20	26
Mechanical, Electrical, Plumbing	2660	2188	2041	236	218	190	205	230	161	208	188	187	218
Occupancy													
Residential/Commercial	240	205	193	17	24	16	27	13	14	16	14	31	21
Single-family	18	15	22	2	0	0	3	3	5	1	0	3	5
Total Permits Issued by Type	4053	3324	3199	349	382	305	364	330	244	301	297	281	346

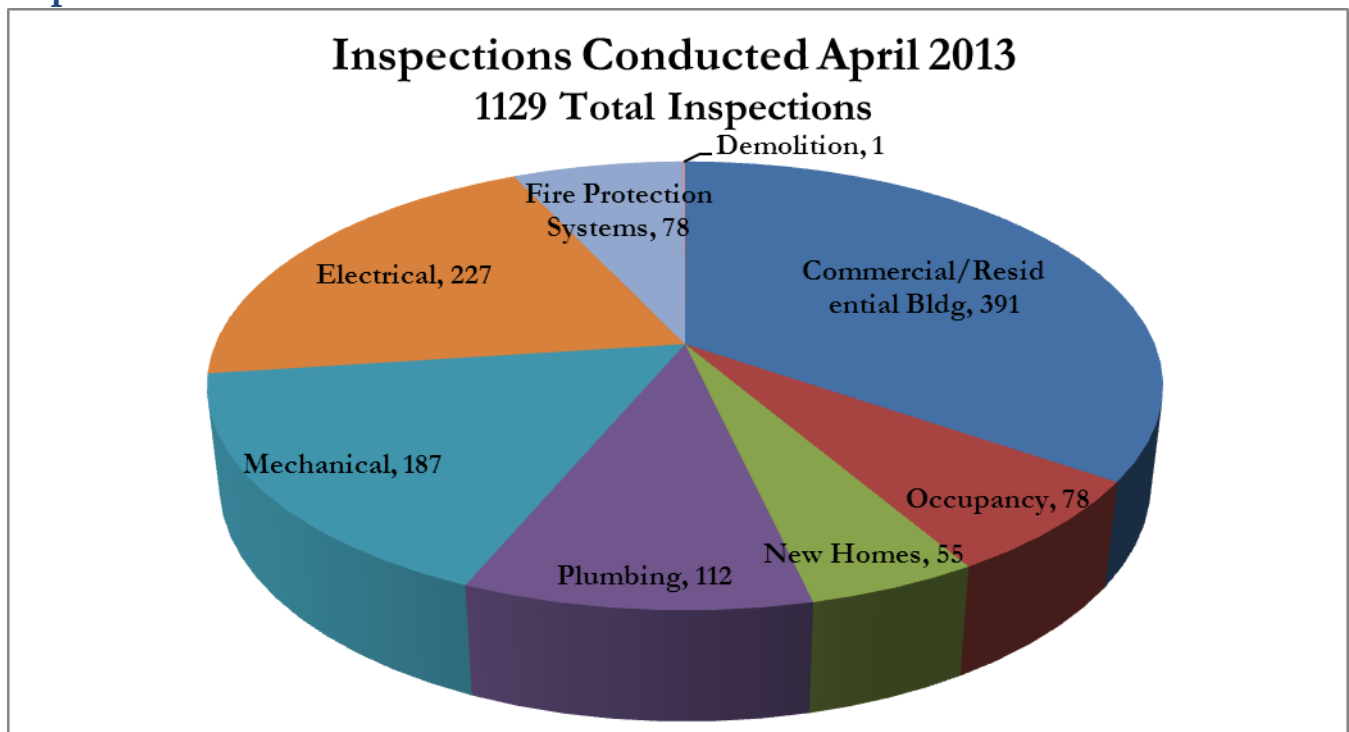


Revenue from Permits

As indicated above, the total number of permits issued is close to the number issued last year at this point, but as shown below, the amount of revenue generated so far is below last year's figure.



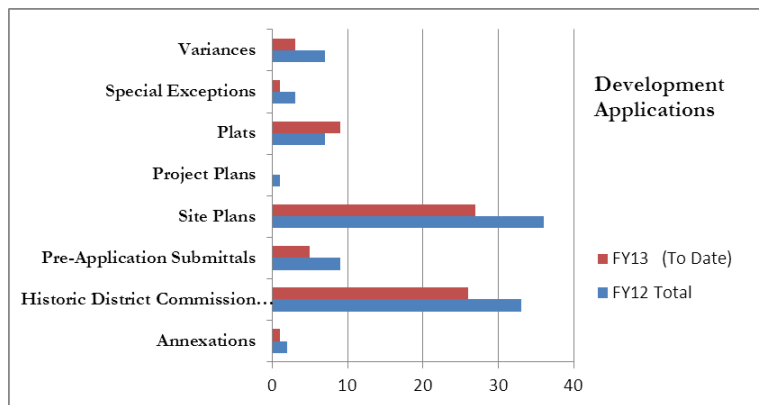
Inspections



Development Review Cases

	FY12 Total	FY13 (To Date)
Annexations	2	1
Historic District Commission cases	33	26
Pre-Application Submittals	9	5
Site Plans	36	27
Project Plans	1	0
Plats	7	9
Special Exceptions	3	1
Variances	7	3
Total	98	72

With the issuance of a building permit in April, the Duball project in Town Center moves into their next phase of actual construction and beyond the grading and excavation that had been occurring. Construction on this first phase of the mixed use project contains 263 apartment units, a 140 room Cambria Suites Hotel, about 17,000 square feet of retail space, and 600 parking spaces.



Zoning Enforcement

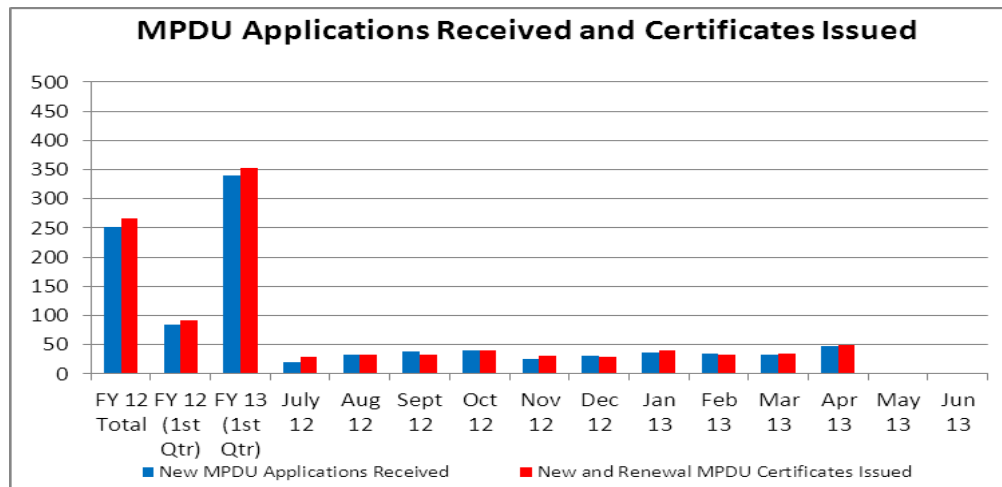
	FY 2012 Total	FY 2013 (To Date)	April 2013
Zoning Violations	107	57	7

Sign Permit Applications

	FY 2012 Total	FY 2013 (To Date)	April 2013
Sign Permit Applications	222	195	16
Sign Permits Issued	186	203	12
Sign Review Board Cases	13	5	-

Housing and Community Development Block Grant

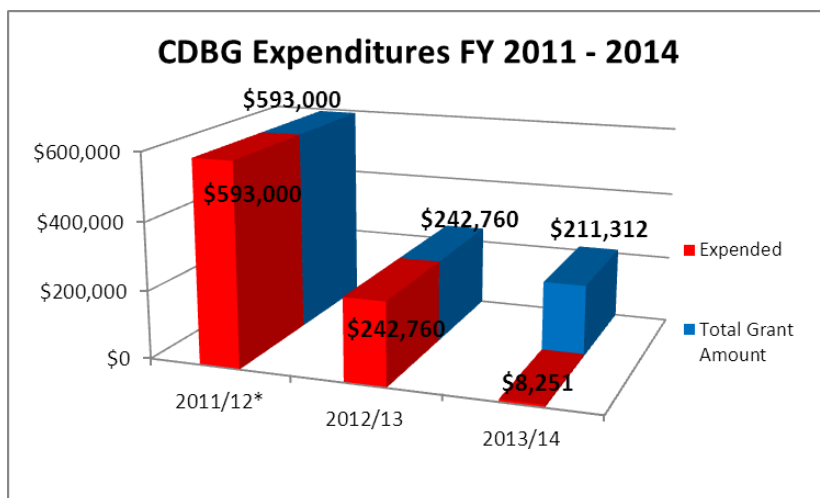
Moderately Priced Dwelling Units



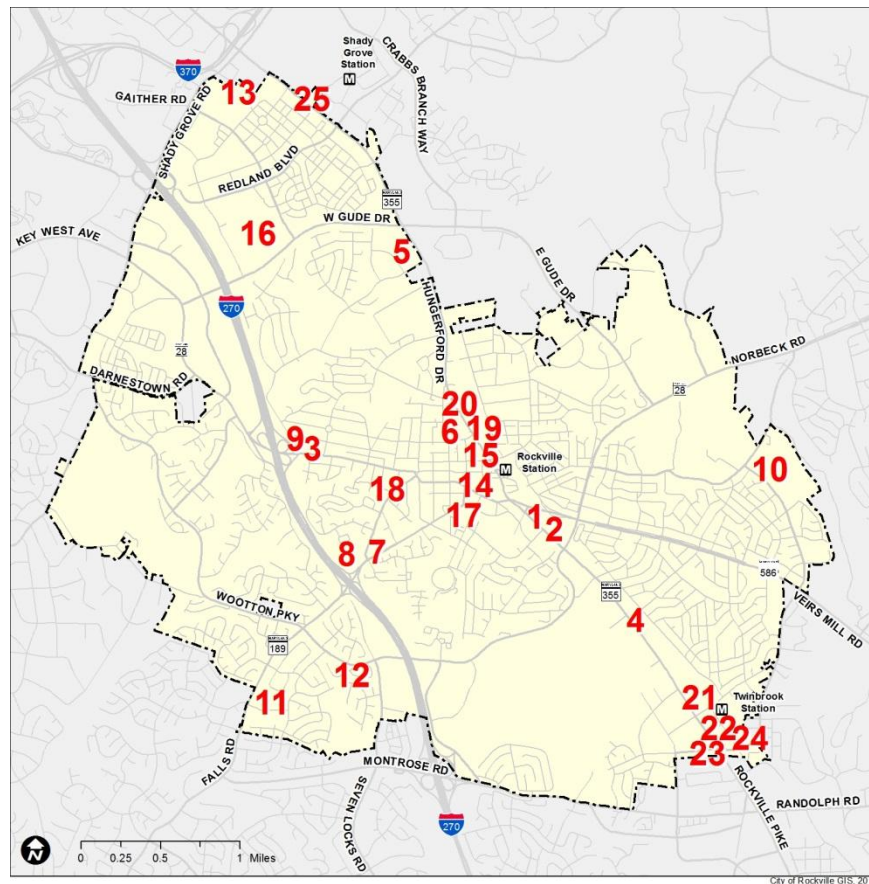
* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

Community Development Block Grant (CDBG)

- Expend 100% of FY12/13 \$242,760 CDBG grant by January 2013 grant deadline. The funds accomplished the following activities:
 - 10 public housing units were renovated for low-income households
 - 5 homeowners were assisted with rehabilitation services to make their homes healthy, safe, and meet minimum building codes
 - Case management was provided for 58 homeless adults and children
 - 66 elderly and disabled adults were provided with supportive services by Elderly Ministries
- FY13/14 CDBG contract started at the end of January 2013



Major Development Review Projects around the City



Pre-Applications In Process

1. **702 Rockville Pike (Enterprise Rent-a-Car):** Pre-application for a proposed auto rental facility. Applicant will utilize the existing on-site building for the primary use and proposes the construction of a 1,720 square foot auto wash as an accessory use to the auto rental business. File #: PAM2013-00058
2. **718 Rockville Pike (Patient First):** Pre-Application submittal for a proposed change of use from retail to restaurant and a new medical office (Patient First). File #: PAM2013-00057
3. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
4. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: PAM2013-00055
5. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

Major Applications Under Review

6. **275 N. Washington Street (former Giant Site):** Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use. File #: PLT2013-00522 (approved), PLT2013-00524 (approved) and STP2013-00145, STP2013-000159
7. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114
8. **651 Great Falls Road (Julius West Middle School):** Proposed installation of two (2) portable classroom buildings. File #: STP2013-00156

9. **731 West Montgomery Avenue (Child Care Center):** Special Exception Application for the expansion of an existing Child Care Center. File #: SPX2013-00387
10. **951 Twinbrook Parkway (Meadow Hall Elementary School):** Proposed installation of one (1) portable classroom building. File #: STP2013-00155
11. **1514 Dunster Road (Ritchie Park Elementary School):** Proposed installation of one (1) portable classroom building. File #: STP2013-00158
12. **2400 Henslowe Drive (Residential Variance):** Proposed addition encroaching into the front yard setback. File #: VAR2013-00036
13. **Shady Grove Road, south of Pleasant Road (WSSC Water Storage Tank):** Proposed development of an elevated water storage tank. File #: STP2013-00154

Recently Approved Applications

14. **50 Maryland Avenue (Montgomery County Judicial Center):** 200,000 square-foot addition to the existing Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
15. **121 Hungerford Drive (Rockville Metro Plaza):** Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and nearing construction completion. File # STP2011-00073
16. **201 W. Gude Drive (PEPCO Service Center):** Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. Approved February 27, 2013. File #: STP2013-00146
17. **209 Monroe Street (Victory Housing):** 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
18. **315 Great Falls Road (Residential Variance):** Proposed attached residential garage encroaching into a side yard setback. Approved April 13, 2013. File # VAR2013-00035
19. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012 and under building permit review. File #: STP2013-000135
20. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
21. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 792 multi-family residential units *and* Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. Approved April 16, 2012 *and* March 13, 2013. File #: PJT2012-00002 *and* STP2013-00140
22. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 356 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
23. **1807 Rockville Pike:** New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
24. **1900 Chapman Avenue (Former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
25. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139

Special Projects

The Maryland Heritage Areas Authority approved Rockville as part of the Montgomery County Heritage Area on April 18.

Maryland Heritage Areas Authority is a state economic development program with a focus on Heritage Tourism. The City can benefit from this with program eligibility for grants and loan assistance for acquisition, development, public interpretation, and programming, as well as tax incentives for the rehabilitation of non-designated historic buildings and non-historic buildings in active tourism use.